



Commission Action

December 4, 2014

PROJECT Fort Belvoir Elementary School II
North Post
Fort Belvoir, Virginia

NCPC FILE NUMBER
7595

SUBMITTED BY United States Department of
Defense
Department of the Army

NCPC MAP FILE NUMBER
2204.10(64.00)44012

APPLICANT'S REQUEST Preliminary approval of
site and building plans

ACTION TAKEN
Approve with comments

REVIEW AUTHORITY
Advisory
per 40 U.S.C. § 8722(b)(1)

The Commission:

Approves the preliminary site and building plans for the Fort Belvoir Elementary School II, located at Fort Belvoir, North Post, in Fairfax County, Virginia.

Notes the Commission lacks sufficient information to make a determination regarding the proposal's consistency with the Comprehensive Plan employee parking ratio goal applicable to this project, and therefore **requests** the following information prior to the applicant submitting for final review:

- The number of parking spaces reserved for staff at the new and existing schools,
Fairfax County Public Schools' Response: We only reserve parking for office staff and maintenance. The existing school has fifteen (15) reserved spaces for staff. The new school will have a similar amount.

The design of the total parking spaces for both buildings was based upon our known history of constructing this same building multiple times at different locations. The average parking for this new school design is one-hundred and thirty-six (136) spaces for an average staff of one-hundred and one (101). This is in line for the new school staffing of ninety-five (95) and yet we have shown a decrease in the parking spaces to be less than the anticipated staffing. Our experience with the existing one-hundred and forty-three (143) elementary schools within our inventory has proven that our parking spaces are always short of actual parking needs.

We would also like to point out that a review of our visitor log for this site shows that an average of twenty-two (22) visitors arrive at the school each day. These visitors are parents, additional part-time staff and volunteers that are already committed to the success of the school.

- The number of staff who will commute from outside of Fort Belvoir to work at the new and existing schools.
Fairfax County Public Schools' Response: We currently have nine (9) staff members that live on post.

At this time we do not have any information concerning the staffing of the new school and therefore additional information of their residency is not available.

Requests additional documentation demonstrating compliance with the federal stormwater requirements of Section 438 of the Energy Independence and Security Act (EISA), prepared in accordance with the U.S. Environmental Protection Agency's *Technical Guidance on Implementing the Stormwater Runoff Requirements for Federal Projects under Section 438 of the Energy Independence and Security Act*, as well as the requirements of the 2012 Virginia Stormwater Management Act, as applicable.

Fairfax County Public Schools' Response: The site plan has been designed using the 95th percentile storm event and calculated as 1.5" of rainfall depth using 30 years of historical rainfall data from the National Climatic Data Center at Reagan National Weather Station. EISA 438 storm water runoff guidelines require the retention of the 95th percentile storm using onsite management practices for the increase in impervious area with improvements onsite.

Approximately 3.96 acres of impervious area will be added to the site with this site plan. Using reduction factors allowed by the EISA 438 technical guidelines, the rainfall depth to be retained across the entire site area has been calculated as 0.18". This results in a volume of 12,928 cubic feet of water to be retained to meet the EISA 438 regulations. The use of pervious concrete and underground stone infiltration facilities are designed to meet these requirements. Our soil borings and infiltration rate testing shows that we will achieve infiltration rates of 0.81 in./hour under the larger pavement areas and 0.52 in./hour under the smaller pavement areas.

Requests the applicant to refine the proposed site plan to better address on-site and local area pedestrian circulation, and **recommends** the following specific revisions:

- Addition of a sidewalk connection between the Meeres Road/Woodlawn Road intersection and new school main entrance area, along the west-side of the new parking lot,
Fairfax County Public Schools' Response: A sidewalk connection to the west side of the new parking lot is not feasible due to grade conditions. Access to the school from Meeres Road at the new main entrance has been provided.
- Addition of crosswalks to support both on-site pedestrian circulation and likely natural crossing points along Meeres Road,
Fairfax County Public Schools' Response: Crosswalks at all entrances to the site are provided and they connect to existing Meeres Road crosswalks.
- Improvement of the sidewalk along the north side of Meeres Road through widening, resurfacing and planting additional street trees.
Fairfax County Public Schools' Response: The existing sidewalk is not part of the scope to this project and the DOD grant. The trees that have been shown on the current site plan are located to provide for the best usage of the school and for the occupants, maintenance and security. Additional tree plantings under the existing overhead power lines will only cause a future maintenance problem.

Deborah B. Young	[Date]
Secretary to the National Capital Planning Commission	